091.0	0003	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,900 /	772,900
					USE VALUE:	772,900 /	772,900
					ASSESSED:	772,900 /	772,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		MILLETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUONGO RICHARD A/CHERYL A
Owner 2:	TRS/LUONGO MILLETT TRUST
Owner 3:	
Street 1:	43 MILLETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLEMAN JAMES P /LIFE ESTATE -
Owner 2:	LUONGO CHERYL A -
Street 1:	43 MILLETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1930 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4442.000	385,600		387,300	772,900
Total Card	0.102	385,600		387,300	772,900
Total Parcel	0.102	385,600		387,300	772,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.47 | /Parcel: 400.47

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58635
GIS Ref	
GIS Ref	
Insp Date	03/19/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,600	0	4,442.	387,300	772,900		Year end	12/23/2021
2021	101	FV	373,800	0	4,442.	387,300	761,100		Year End Roll	12/10/2020
2020	101	FV	264,200	0	4,442.	387,300	651,500	651,500	Year End Roll	12/18/2019
2019	101	FV	217,900	0	4,442.	392,800	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	217,900	0	4,442.	293,200	511,100	511,100	Year End Roll	12/20/2017
2017	101	FV	217,900	0	4,442.	265,600	483,500	483,500	Year End Roll	1/3/2017
2016	101	FV	217,900	0	4,442.	254,500	472,400	472,400	Year End	1/4/2016
2015	101	FV	212,300	0	4,442.	215,800	428,100	428,100	Year End Roll	12/11/2014

!7399!

PRINT

Date	Time
12/30/21	05:30:36

LAST REV

Date	Time
08/17/20	15:02:02
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEMAN JAMES P	48376-127		10/26/2006	Family	1	No	No		
COLEMAN JAMES P	38934-601		4/25/2003	Family	200,000	No	No		
	13097-43		11/22/1976		38,900	No	No		N

USER DEFINED

Prior Id # 1:	58635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2020	669	Redo Bat	37,642	C				
11/6/2018	1652	Addition	163,000	O				
10/10/2018	1476	Porch	14,239	C				
10/2/1996	504	Manual	7,000					VINYL SIDING
5/29/1992	208	Manual	800					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2020	Permit Visit	DGM	D Mann
3/19/2009	Meas/Inspect	189	PATRIOT
3/30/2000	Inspected	263	PATRIOT
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
8/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4442		Sq. Ft.	Site		0	70.	1.25	5									387,282						387,300	

Total AC/HA:	0.10197	Total SF/SM:	4442	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,282	Spl Credit		Total:	387,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34767437
Const Adj.:	1.02900207
Adj $ / SQ:	180.279
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432314
Depreciation:	46690
Depreciated Total:	385624

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

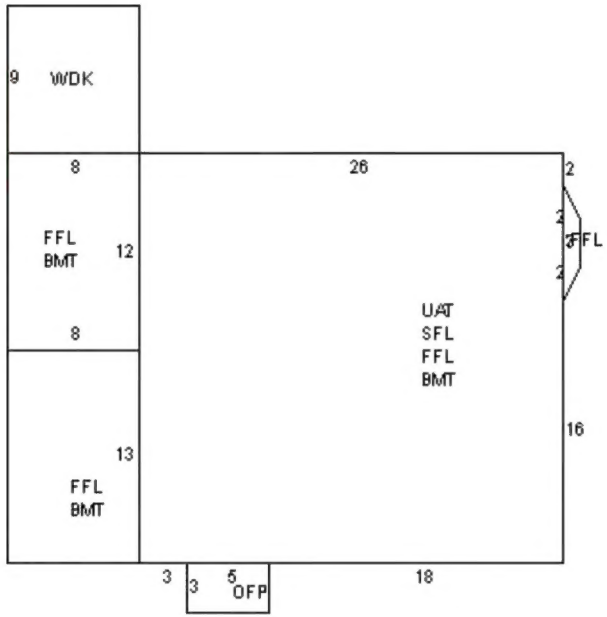
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.28
Special Features:	0	Val/Su Net:	148.02
Final Total:	385600	Val/Su SzAd	256.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	855	180.280	154,138
BMT	Basement	850	71.660	60,912
SFL	Second Floor	650	180.280	117,181
UAT	Upper Attic	163	72.110	11,718
WDK	Deck	72	16.460	1,185
OFP	Open Porch	15	45.280	679

Net Sketched Area:	2,605	Total:	345,813
Size Ad	1505	Gross Area	3092	FinArea	1930
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2009	0.00	T	8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	